WARRANTY DEED

STATE OF ~~TENNESSEE~~ Oregon
COUNTY OF ~~DAVIDSON~~ Douglas

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $445,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF JULY, 2017.

Notary Public

OCT 26, 2018
MY COMMISSION EXPIRES:

(AFFIX SEAL)

OFFICIAL STAMP
RICHARD DALE BIGHAM
NOTARY PUBLIC-OREGON
COMMISSION NO. 933430
MY COMMISSION EXPIRES OCTOBER 26, 2018

G-VRES-17-1536

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Christopher Steven Benson and Maria Elizabeth Benson	**F&M Bank**	
(NAME) **1536 Douglas Avenue**	(NAME) **PO Box 451**	**083-02-0-197.00**
(ADDRESS) **Nashville, TN 37206**	(ADDRESS) **Clarksville, TN 37041**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **LIMI INVESTMENTS, LLC, A CA LIMITED LIABILITY COMPANY** , hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **CHRISTOPHER STEVEN BENSON AND MARIA ELIZABETH BENSON, HUSBAND AND WIFE,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 96 on the Plan of Dr E.T. Brown's Subdivision of Lots 21-26 Brownsville Addition of record in Plat Book 332, Page 91, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 96 fronts 50 feet on the Southerly side of Douglas Avenue and runs back between parallel lines, 160 feet, more or less, to McKenzie, formerly Hickman Street.

Being the same property conveyed to Limi Investments, LLC, a CA limited liability company by Warranty deed from Woodland Street Partners, LLC, a Tennessee limited liability company of record in Instrument No. 20160113-0003431 Register's Office for Davidson County, Tennessee, dated January 11, 2016 and recorded on January 13, 2016.

This conveyance is subject to:
- Taxes for the year 2017 and subsequent years, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 332, Page 91, Register's Office for Davidson County, Tennessee.
- Easement of record in Book 2015, Page 32, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1536 Douglas Avenue, Nashville, Tennessee 37206**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

BILL GARRETT, Davidson County
Trans:T20170069249 DEEDWARR
Recvd: 08/10/17 11:22 2 pgs
Fees:13.00 Taxes:1646.50
20170810-0082015

Witness my/our hand(s) this the 28th DAY OF JULY, 2017.

Limi Investments, LLC

BY: _____
Lise Pryce
Managing Member

BY: _____
Michael Pryce
Managing Member

STATE OF Oregon
COUNTY OF Douglas

Before me, the undersigned Notary Public, personally appeared LISE PRYCE, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be the MANAGING MEMBER of LIMI INVESTMENTS, LLC, the within named bargainor, a corporation, and that such person, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the corporation as MANAGING MEMBER.

Witness my hand and official seal, this the 27 of July, 2017.

Richard Dale Bigham
Notary Public
My Commission Expires: Oct 26, 2018
(SEAL)

OFFICIAL STAMP
RICHARD DALE BIGHAM
NOTARY PUBLIC-OREGON
COMMISSION NO. 933430
MY COMMISSION EXPIRES OCTOBER 26, 2018

STATE OF Oregon
COUNTY OF Douglas

Before me, the undersigned Notary Public, personally appeared MICHAEL PRYCE, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be the MANAGING MEMBER of LIMI INVESTMENTS, LLC, the within named bargainor, a corporation, and that such person, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the corporation as MANAGING MEMBER.

Witness my hand and official seal, this the 27 of July, 2017.

Richard Dale Bigham
Notary Public
My Commission Expires: Oct 26, 2018
(SEAL)

OFFICIAL STAMP
RICHARD DALE BIGHAM
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COMMISSION NO. 933430
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RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212